

**LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 14, 2016**

MINUTES OF THE MARCH 14, 2016 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Carlee Alm-Labar
Tenique Briscoe
Sara Gary
Sharon Wagner

MEMBERS PRESENT

Michael Brown
Mark Gremillion
John Guilbeau
Lynne Guy
Thomas Hooks
Sevie Zeller

LEGAL COUNSEL

Stuart Breaux

MEMBERS ABSENT

I. CALL TO ORDER

Michael Brown called the meeting to order at 5:30 p.m.

II. APPROVAL OF AGENDA

MOTION: John Guilbeau moved to approve the March 14, 2016 agenda.
SECOND: Mark Gremillion
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None
ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

III. AMENDMENT TO RULES OF POLICY & PROCEDURE

MOTION: Lynne Guy moved to amend the Rules of Policy & Procedure.
SECOND: Thomas Hooks
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None
ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

IV. APPROVAL OF MEETING MINUTES

February 15, 2016

MOTION: John Guilbeau moved to approve the February 15, 2016 meeting minutes.
SECOND: Mark Gremillion
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None
ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

V. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Estate of Viola Whittington, Partition of Tract 3
Nelson Senegal Estate, Lot 3-D-1
St. Francis Veterinary Hospital
Courville Estates, Phase I
Partition of Emery Sampy et al Property, Tract 1-C
Joseph Clebert Duhon Estate, Resubdivision of Tract 7-B-1
Mr. & Mrs. Ernest Robinson, Plot 8A

MOTION: Lynne Guy moved for approval of the Hearing Examiner actions.
SECOND: Thomas Hooks
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None
ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

2. Zip-N-Carwash (LR2015-0011)

MOTION: Mark Gremillion moved for denial of the fence requirement variance.
SECOND: Lynne Guy
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None

ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

3. Alexon Wilturner Partition Tract 2-C (HE2016-0014)

MOTION: Lynne Guy moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct a north/south street and of the requirement to construct sidewalks along all Public Streets.

1. All development activities on property must be in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.
2. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
3. In the Flood Note Section include the following statement:
"Any structure, enclosed on three or more sides, built on property in the one-hundred (100) year Flood Zone as depicted on this plat shall be elevated so as it insure that the lowest floor of such structure is located at a minimum of one-foot (1') above the base flood elevation height of that area at that time."
4. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat stating, "Effluent will drain to Camp Road, a public street maintained by Lafayette Consolidated Government".
5. A setback line of twenty-five feet (25') must be placed along Camp Road.

PLAT REVISIONS:

1. Correct the **Minimum Lot Frontage** in the **Notes Section**.
2. Put the assigned address of **115 Camp Road** on the final plat.

OTHER PLAT COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. Provide and show on the final plat, any additional utility easements needed for the required utility facilities.
3. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations of the Unified Development Code.

SECOND: Mark Gremillion
VOTE: 5-0-0-1
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks
NAYS: None
ABSTAIN: None
ABSENT: Zeller

MOTION CARRIES

Sevie Zeller arrives.

4. Southside City Plaza, LLC – Lots 5, 6 & 7 (PC2016-0004)

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval or as worked out with LUS.
2. Provide 10' utility servitudes along the joint access servitude and servitude niches at all property corners including typical utility niche diagram or as worked out with LUS.
3. Show existing utility servitudes 2002-058940 and 2003-009466.
4. Show existing 15' SLEMCO servitude along Lot 5.
5. Owner/Developer shall install LUS approved water facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
6. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the

time of Codes permit application. Building permits shall not be issued until construction plans have been approved.

7. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
8. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

9. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (Public Works Engineering) (UDC Art. 3, 89-42 (d)).
10. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Earline & Claude LeBlanc, Jr. property to the northwest, the Jamie Soileau property to the south and the White Diamond Billiard property to the northeast.
11. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting)

latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

12. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
13. Sidewalks are required along all public streets.
14. The cross access easement shown on Lot 6 shall extend to the northwestern property line or as worked out with Department of Public Works, Traffic and Transportation Division.
15. Access to Johnston Street shall be approved by the LA DOTD.
16. A note must be placed on the final plat stating, "The sewer effluent shall drain to Johnston Street which is a public road that is maintained by the LA-DOTD."
17. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Indicate in the plat title that this property is located in the City of Lafayette.
2. Provide the area in square feet within each lot.
3. Provide status of structures on site.
4. Addresses are assigned as follows:

Johnston Street	
Lot	No
7	6728
6	6732
5	6736

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development. (Public Works Engineering)
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
7. Provide any request for modifications, including reasons.
8. The Zoning Division recommends that the developer submit preliminary drawings for review prior to commercial building permit application.
9. This property is located in the City of Lafayette in a CH (Commercial Heavy) Zoning District.

SECOND: Mark Gremillion
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

5. Medical Park Center Phase III (PC2016-0005)

MOTION: Thomas Hooks moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Show existing 15' utility servitude along LA Hwy 89 recorded under 2001-017796.
3. Show existing 40' servitude along Medical Park Drive, recorded under 2004-010910 & 2012-045406.
4. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines) and provide required 10' utility easements around these facilities.
5. Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
6. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
7. LUS water and wastewater service is contingent upon annexation of the proposed subdivision. Owner/ Developer shall install LUS approved water and wastewater (if provided) facilities prior to final plat approval or provide a letter of credit. Owner/Developer may be responsible for additional off-site costs resulting from necessary upgrades/improvements to the existing wastewater collection/pumping system to accommodate the flow from the development.
8. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public

infrastructure. Submittal may take place at the time of building permit application.

9. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent properties for AMG Realty Youngsville, LLC, 308 Youngsville Highway, LLC, Cullen Management, LLC, Perry Richard Properties, LLC, Bell Malcolm J, Regard Joseph T, Slack Heirs, LLC, and Groves Anne G, et al.
12. According to the 2011 Preliminary Flood Insurance Rate Map (FIRM) No. 22055C 0200 J, this entire property is located in Flood Zone X. Please add this note on the plat.
13. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
14. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to

certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

15. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
16. Sidewalks are required along all public streets.
17. A one foot (1') reserve strip dedicated to Lafayette Consolidated Government is required along all lots fronting Medical Park Drive. Driveway access shall be based on site plan review. The driveway spacing for a 25 mph speed limit is 165'.
18. Access to Lot 2 shall be via Medical Park Drive Access to LA Hwy 89 shall be approved by LA DOTD.
19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. If building setbacks are other than 20' front, 5' side and 10' rear, indicate approved setbacks on the plat.
2. Provide the existing and proposed Zoning categories of the lots on the final plat.
3. Verify the Metes & Bounds information.

4. Verify the addresses of 125 Youngsville Highway shown on the plat for the Perry Richard Properties, LLC. . Records indicate this is 200 Youngsville Highway. Also, the lot located at 308 Youngsville Highway is shown on the plat as 111 Youngsville Highway. Please correct.
5. The plat indicates that this is (HE2016-????). Please indicate that it is PC2016-0005.
6. Addresses are assigned as follows:

Medical Park Dr				Youngsville Hwy	
Lot	No	Lot	No	Lot	No
5	106	3	105	2	300
6	108	4	107		
7	110				
8	112				

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction

- required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
7. Provide any request for modifications, including reasons.
 8. The Zoning Division recommends that the developer submit preliminary drawings for review prior to commercial building permit application.
 9. This property is partially located in the City of Lafayette in a CH (Commercial Heavy) Zoning District and in the unincorporated portion of Lafayette Parish.
 10. Contact Frank Thibeaux, 337-291-8824, for information concerning annexation into the City of Lafayette.

SECOND: John Guilbeau
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

6. Faye Raggio Langley Parcel C of Tract 1 of the Stephen Raggio Partition (PC2016-0006)

MOTION: Mark Gremillion moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along Hebert Road:

1. LUS water and wastewater service is contingent upon annexation of the proposed subdivision. Owner/ Developer shall install LUS approved water and wastewater (if provided) facilities prior to final plat approval or provide a letter of credit. Owner/Developer may be responsible for additional off-site costs resulting from necessary upgrades/improvements to the existing wastewater collection/pumping system to accommodate the flow from the development.
2. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
3. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage

plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.

4. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent T & W Properties, LLC and TKK Enterprises, LLC properties.
7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans

does not relieve developer responsibility to relocate street lights at his expense.

8. Sidewalks are required along West Willow Street.
9. A one foot (1') reserve strip dedicated to Lafayette Consolidated Government is required along West Willow Street and Hebert Road.
10. A right in/right out driveway is allowed on West Willow Street.
11. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA, 70508.

PLAT REVISIONS:

1. List Atmos Energy as the gas provider.
2. Address assigned is 1701 West Willow Street.

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

6. Provide any request for modifications, including reasons.
7. This property is located in the unincorporated portion of Lafayette Parish.
8. Contact Frank Thibaux, 337-291-8824, for information concerning annexation into the City of Lafayette.

SECOND: John Guilbeau
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

7. B & M Estates (PC2016-0007)

MOTION: Lynne Guy moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along all Public Streets:

1. Per Louisiana State Statute – connect to existing water system.
2. Contact Lafayette Parish Waterworks District North to determine if potable water service to the subdivision is possible. On written approval of service by the Lafayette Parish Waterworks District North, submit complete construction plans to Lafayette Parish Waterworks District North.
3. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved or as worked out with Public Works.
5. **Final Plat will not be recorded until all roadway improvements are constructed and approved by Public Works. (Public Works Engineering)**
6. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings,

properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved or as worked out with Public Works.

7. Hard surface streets shall be constructed as approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
8. A portion of the development is located within the historical 100-year base floodplain, including a regulatory floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the regulatory floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
9. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved or as worked out with Public Works.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.

11. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel”.
12. Indicate the limits of servitude for pipeline that traverses the property. Please note that any construction activities proposed within the existing “Pipeline” servitude must be in approved by the applicable Utility Operator prior to commencing with construction.
13. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer’s plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
14. Include in Flood Note: “Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1’) foot above the base flood elevation height for that area at that time.”
15. No development shall take place in the mapped floodway without an engineer’s certificate of no-rise including the supporting technical data which is to be approved by the LCG Public Works Engineering Department.”
16. The public street and right of way shall extend and terminate in a cul de sac as shown on the preliminary plat.
17. Twenty percent (20%) open space is required.
18. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to Kentucky Lane, which is a public street that is maintained by the Lafayette Consolidated Government.” Or as worked out with BOH/DHH.

PLAT REVISIONS:

1. Correct the curve numbers in the Curve Table.
2. Addresses are assigned as follows:

Kentucky Lane			
Lot	No	Lot	No
2	124	3	125
1	126		

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
3. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
4. Provide any request for modifications, including reasons.
5. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Mark Gremillion
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

8. Nelson Bourgeois Tract 3-C (PC2016-0008)

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions:

1. Contact Lafayette Parish Waterworks District North to determine if potable water service to the subdivision is possible. On written approval of service by the Lafayette Parish Waterworks District North, submit complete construction plans to Lafayette Parish Waterworks District North.
2. The Lafayette Parish Waterworks District North (LPWDN) has a potable waterline along Gloria Switch Road and service can be provided to the proposed development with a meter installed along Gloria Switch. Extension of a waterline along the private drive to the proposed tract would be provided by the owner. This is an area where LUS provides O&M to the LPWDN and comments from LUS will be required.
3. Construction of newly created portion of the private street on Tract 3-C shall be built in conformance with UDC Article 3, 89-44 (d) or as worked out with Public Works.
4. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
5. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, [lot grading plan,] capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
6. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not

noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

8. Access to West Gloria Switch Road shall be approved by the LA DOTD.
9. The existing private street is allowed to remain 25 feet as shown on preliminary plat.
10. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally a Private Street Maintenance Agreement must be signed prior to final plat approval.
11. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to the Bayou Carencro L8A which is maintained by the Lafayette Consolidated Government."

PLAT REVISIONS:

1. Verify the minimum frontage in the notes section.
2. Label the private street "Private Street/Utility Easement".
3. Ensure that the roadway labeled as 25' Private Street is assigned an approved name submitted through standard procedures.
4. Address assigned is 110 (Private Street Name).

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
3. This property is located in Lafayette Parish.

SECOND: Lynne Guy
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

9. Green Estates (PC2016-0009)

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following conditions granting the following setbacks Front Dwelling 15 feet, Front Garage 20 feet:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and provide utility servitude niches at all property corners bordering public and private roadways including typical utility niche diagram.
3. Indicate LUS as electric provider.
4. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
5. Submittal of complete construction plans to LUS for review and approval is required.
6. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
8. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
9. Streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.

10. Submittal of a drainage impact analysis to the Department of Public for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

11. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development
12. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Green, Dehart, Thistlethwaite, Reynaud, Robertson, Legendre, Florence, Martin, Begnaud, Davis/Lawrence, Tapo/Ventroy and Dugal properties. Additional area for potential drainage servitude(s) includes the existing ditch along the southeastern portion of the development.
13. Language for the coulee that traverses the property must read “20 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
14. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met.

The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting

analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

15. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
16. Include reference to the revised preliminary FIRM panel 22055C0170 J dated December 19, 2014 which also indicates this location in zone X.
17. A public street connection to Green Road is required from Street C. The connection may be made at approximately Lot 35.
18. A sight easement may be required for the connection of Street E to Tolson Road. If determined by the Engineer, the easement shall be shown on the final plat.
19. An enhanced setback of ten feet (10') must be provided along Tolson Road.
20. An enhanced setback of five feet (5') must be provided along Green Road.
21. Sidewalks are required along all public streets.
22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Twenty percent (20%) open space is required.
2. If building setbacks are other than 20' front, 5' side and 10' rear, indicate approved setbacks on the plat.

3. Provide lot numbers for the minimum lot frontage and minimum lot area in the notes section.
4. Provide Zoning category in the notes section.
5. The north arrow needs to be oriented the same in the vicinity map as on the plat.
6. Provide the lot number for the common area and update the lot number count.
7. List Atmos energy as the gas provider.
8. Ensure that the five roadways labeled as Street A through Street E are assigned approved names submitted through standard procedures.
9. Label the area adjacent to Lot 67.
10. Verify Curve Data for C17, C18, C19, C20, C21, C46, C47, & C-67.
11. Addresses are assigned as follows:

Street E				Street B				Street C				Street D			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
67	102	68	103	50	100	16	101	33	100	42	101	17	100	49	101
66	104	69	105	51	102	15	103	34	102	41	103	18	102	48	103
65	106	70	107	52	200	14	105	35	104	40	105	19	104	47	105
64	108	71	109	53	202	13	107	36	106	39	107	20	106	46	107
63	110	72	111	54	204	12	109	37	108	38	109	21	18	45	109
62	112	73	113			11	201	1	200	58	203	22	110	44	111
61	114	74	115			10	203	2	202	57	205	23	112	43	113
60	116	75	117			9	205	3	204	56	207	24	114		
59	120	76	119			8	207	4	206	55	209	25	116		
						7	209					26	118		
						6	211					27	120		
						5	213					28	122		
												29	124		
												30	126		
												31	128		
												32	130		

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.

2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
6. This property is located in a RS-1 (Residential Single-Family) Zoning District.

SECOND: John Guilbeau
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

10. Mayard Investments LLC Lot 1-5 (PC2016-0010)

MOTION: Mark Gremillion moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS or as worked out with LUS.
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram or as worked out with LUS.
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines) and provide required 10' utility easements around these facilities.

4. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
5. Submittal of complete construction plans to LUS for review and approval is required.
6. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
7. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). Submittal may take place at the time of building permit application.
8. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions and lot grading plan. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
9. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Moses, Begnaud, and Inheritance properties.
10. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North America (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans

does not relieve developer responsibility to relocate street lights at his expense.

11. Sidewalks are required along all public streets.
12. A one foot (1') reserve strip dedicated to the Lafayette Consolidated Government is required along Acorn Drive. Back out parking on Acorn Drive is not permitted.
13. An enhanced setback of ten feet (10') for one half of a minimum 60' right of way must be provided along Acorn Drive.
14. Fifteen percent (15%) open space is required & must be shown on the plat.
15. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
16. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Label the private street, "Private Street/Utility Servitude"
2. List Atmos Energy as the gas provider.
3. Indicate the Owner/Developer on the plat.
4. The street name Oakenshield Lane has been approved.
5. Addresses are assigned as follows:

Acorn Drive		Private Street Name	
Lot	No	Lot	No
2	106	3	104
1	108	4	106
		5	108

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634.
2. The owner is required to contact LUS to determine the source of electric supply prior to construction. The owner is directed to call the LUS Engineering division (337-291-8972).
3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense.
5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (Public Works Engineering) (UDC Art. 3, 89-44 (e))
7. This property is located in a CM (Commercial-Mixed) Zoning District.
8. Submit plans for review to the Zoning Division prior to commercial building permit application showing Parking Lot Landscaping, Required Trees & Parking.

SECOND: John Guilbeau
VOTE: 6-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

11. Three Oaks (PC2016-0011)

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions waiving the requirement to provide sidewalks along

all public streets and a waiver of the requirement to dedicate a 50' wide right of way for the extension of Senate Drive to tie into Santa Anita Drive:

1. Contact Lafayette Parish Waterworks District North to determine if potable water service to the subdivision is possible. On written approval of service by the Lafayette Parish Waterworks District North, submit complete construction plans to Lafayette Parish Waterworks District North.
2. The Lafayette Parish Waterworks District North (LPWDN) has a potable waterline along Robley Drive and service can be provided to the proposed development with meters installed along Robley. Extension of waterlines from the meters along Robley Drive would be provided by the owner. This is an area where LUS provides O&M to the LPWDN and comments from LUS will be required.
3. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Robley Drive, which is a public street that is maintained by the Lafayette Consolidated Government or as worked out with the Louisiana Department of Health and Hospitals."
4. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions and a lot grading plan. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
5. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not

noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

6. This subdivision falls within the Urban Growth Area of the Lafayette Transportation Plan therefore an enhanced setback of 30' plus a 20' permanent building setback is required along Robley Drive.
7. Provide any request modifications, including reasons.
8. Twenty percent (20%) open space is required and must be shown on the final plat.

PLAT REVISIONS:

1. Addresses are assigned as follows:

Robley Drive

Tract A 2500

Tract B 2510

2. On the final plat, please note in the title that this is a Resubdivision of the Marie Alberta Mouton Roy Lots 1 Thru 4, Tract 2 Anna G. Trahan Estate Subdivision.

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works, contact Tommy Roberts @ 291-5604.
3. Provide request for any modifications, including reasons.
4. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Mark Gremillion

VOTE: 6-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

12. Michael G. DeHart (PC2014-0049)

MOTION: Mark Gremillion moved for a One-Year Extension of Preliminary Plat approval.

SECOND: John Guilbeau

VOTE: 6-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

VI. OTHER BUSINESS

VII. PUBLIC COMMENTARY: GENERAL

VIII. ADJOURNMENT

Lynne Guy moved to adjourn the meeting at 8:20 p.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning, and Development